

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Division of Boating and Ocean Recreation
Honolulu, Hawaii 96813

May 23, 2008

Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

OAHU

SUBJECT: REQUEST FOR BOARD APPROVAL OF THE PROPOSED PARKING PLAN FOR THE ALA WAI SMALL BOAT HARBOR (EXHIBIT A).

PURPOSE To finalize a public parking plan that would allow the Division of Boating and Ocean Recreation to more effectively manage motor vehicle parking within Ala Wai Small Boat Harbor (SBH), improve security, provide additional enforcement related to vehicle parking, and generate additional revenue to improve the facilities and fund other boating program activities.

REMARKS The Division of Boating and Ocean Recreation (DOBOR) requested the Board of Land and Natural Resources (Board) to approve and adopt the amendments to Chapter 13-233, Hawaii Administrative Rules (HAR), and compilation, with revisions as per administrative rulemaking procedures at the January 25, 2008 Board meeting. As part of the Board submittal, DOBOR proposed to implement a parking management plan at the Ala Wai SBH that included establishing free public parking areas, paid public parking areas, and permit parking areas. The Board approved the request to adopt the amendments to Chapter 13-233, HAR, but directed DOBOR to conduct additional public meetings prior to implementing a public parking management plan at the Ala Wai SBH.

DOBOR held three public informational meetings during April, 2008 for the purpose of gathering information to be used in the development of the parking management plan. The meetings were held on April 9, 16, and 30, 2008. DOBOR hired a facilitator to

conduct the meetings and to ensure that the interested parties remained on point.

At the first meeting held on April 9, 2008 there were approximately 24 people in attendance with the majority being non-harbor tenants. The facilitator explained to the people in attendance that the purpose of the meetings was to gather input to be used for the purpose of developing a parking management plan for the Ala Wai SBH. The first half of the meeting was not very productive and was interrupted by questions regarding the validity of the recently approved parking rule amendments and numerous other concerns regarding the Hilton Hawaiian Village Lagoon, EIS requirements, and public access concerns. During the second half of the meeting, two common points dominated discussion: increased enforcement, and the need for a minimum of 300 public parking stalls set aside as free, public parking.

The second meeting was held on April 16, 2008 and there were approximately 20 people in attendance with the majority being non-harbor tenants. The meeting began with DOBOR reiterating the desire of the community to see heightened enforcement and approximately 300 public parking stalls set aside as free parking. A number of the people in attendance stated that they wanted to rescind their previous statements and wanted the current parking scheme to remain unchanged. They added that, as a discussion group, we were unable to reach any consensus regarding implementing a parking management plan other than to make no changes at all to the current parking situation. DOBOR was asked to provide additional information regarding the break down of the current parking scheme, the revenue that was being generated from parking fees, and to provide a detailed parking plan. DOBOR was also asked to review the Medusky Report. This report was prepared in 2002 for the purpose of gathering community input concerning the proposed privatization of the Ala Wai SBH. The report included deliberations of an adhoc committee regarding vehicle parking. In the report, the committee recommended that 200 parking stalls be set aside as free public parking. Also, at the second meeting, members of the community requested that DLNR form a new adhoc committee to make recommendations on a parking management plan.

The third meeting was held on April 30, 2008 and there were approximately 60 people in attendance, again, with the majority being non-harbor tenants. DOBOR presented a series of detailed parking plans which set aside 300, 200 or 168 public parking stalls

for free public use. Common to each of these three proposed public parking plans were the following elements:

- Overnight closure of public parking areas from 11:00 p.m. to 5:00 a.m.
- Instituting towing of vehicles left in the public parking area during prohibited hours.
- Contracting the management of the remaining parking areas of the Ala Wai SBH to a commercial vendor that will provide round-the-clock surveillance, collect fees, pay for necessary infrastructure upgrades related to vehicle parking, and pay a flat fee and percentage of gross receipts to DOBOR.

A recently formed consortium of community groups presented a detailed parking plan of their own (EXHIBIT B), asking that 549 stalls be set aside and suggesting that additional parking control methods be implemented. Interestingly, some of the recommendations of this group closely mirrored DOBOR's recommendations. At this meeting, the request to form another adhoc committee to develop a parking plan was raised again but did not garner widespread support. One of the attendees expressed a desire to resolve the longstanding argument about the parking issues at Ala Wai SBH and suggested that DOBOR's plan to set aside 300 stalls was equitable.

Following the third and final public information meeting and due to the fact that boaters had been greatly under-represented at the public information meetings, DOBOR issued a survey (EXHIBIT C) to gauge the sentiment of the live-aboards and tenants on the issue of free public parking at the Ala Wai SBH. 501 surveys were mailed on May 3, 2008 to individual boaters with valid mooring permits at the Ala Wai SBH and DOBOR received 137 responses. This is a return rate of approximately 27%. The total number of parking stalls currently available at the harbor is 966. Respondents were asked what percentage of the total number of parking stalls should be set aside as public parking at no charge. Their responses are as follows:

- 24 respondents suggested 10%, approximately 96 stalls
- 15 respondents suggested 20%, approximately 193 stalls
- 27 respondents suggested 30%, approximately 289 stalls
- 08 respondents suggested 40%, approximately 386 stalls
- 10 respondents suggested 50%, approximately 483 stalls

- 44 respondents suggested no changes, approximately 549 stalls
- 09 respondents selected "other." Their responses ranged from no free parking to all stalls set aside as free parking.

RECOMMENDATION

1) That the Board approve DOBOR's public parking plan that would set aside 300 stalls as free, public parking at the helipad, along the Hilton Lagoon and in select areas along the 600/700 row to be determined in consultation with a parking vendor.

Respectfully submitted,



Edward R. Underwood
Administrator

APPROVED FOR SUBMITTAL:



Laura H. Thielen
Chairperson and Member

Proposed Ala Wai Small Boat Harbor Parking Plan

The Division of Boating and Ocean Recreation proposes to hire a parking vendor for the purpose of managing vehicle parking at the Ala Wai Small Boat Harbor. The parking vendor will be responsible for managing public-paid parking areas, free public parking areas and designated permitted parking areas.

DLNR plans to require the following stipulations in the agreement with the contracted vendor:

PERMIT PARKING

- There will be approximately 313 vehicle parking stalls designated as permit parking areas for harbor tenants with valid parking permits throughout the harbor. The approximate break down is as follows:

Front row:	17 stalls
G dock area	06 stalls
Station 4	54 stalls
Triangle lot	41 stalls
400/500 row	132 stalls
600/700 row	63 stalls
Total:	313 stalls

- The selected parking vendor will be responsible for issuing parking permits to harbor tenants for use in the designated permit parking areas or paid parking areas;
- Parking permits will be issued and fees assessed according to the Hawaii Administrative Rules, Section 13-233.

PAID PARKING

- No gates or barriers will be installed;
- The selected parking vendor will install, at vendor's expense, pay stations throughout the harbor;
- Vehicles parked in the paid parking areas will be required to pay the appropriate fees;
- The hourly charge for parking will be \$1.00 per hour. There is no time limit as long as fees are paid;
- Monthly parking passes may be purchased for the paid public parking areas with fees not to exceed current City and County rates. Details of this stipulation are still being worked out.

FREE PUBLIC PARKING

The number of free public parking spaces will be approved by the Board of Land and Natural Resources.

- DOBOR has suggested **300 FREE PUBLIC PARKING STALLS** including the helipad area, parking along the lagoon fence line, and much of the existing public parking (except permitted parking) on the 600 and 700 row;
- No overnight parking will be allowed in the free public parking areas. Closure times will be from 10:30 p.m. to 4:30 a.m.;
- Approximately 15 trailer boat parking stalls located behind the harbor masters office will remain open to the public at no charge for up to 72 hours as is the case at other State launch ramp facilities.

ENFORCEMENT

- The parking vendor will enforce vehicle parking regulations as well as the Division of Conservation and Resource Enforcement (DOCARE);
- Vehicles parked in the free public parking area during the closure period, vehicles parked in the designated permit areas without a valid permit, vehicles parked in the paid parking areas without paying appropriate fees may be cited and/or towed at the vehicle owner's expense and liability.
- Installed signage would indicate the free parking areas at Ala Wai Small Boat Harbor are set aside for individuals accessing the waters of Waikiki for recreational purposes.

NOTE

- There will be no amendment of the parking plan without prior approval from the Director of the Department of Land and Natural Resources;
- The total number of stalls throughout the Ala Wai SBH may be adjusted according to the parking vendor's final re-design of the entire parking area to maximize use of available space.

ALA WAI PARKING PLAN PROPOSAL

To: State of Hawaii, Department of Land and Natural Resources, Department of Boating and Recreation, Board of Land and Natural Resources.

On behalf of the support of the following organizations: Common Ground Hawaii, Save Our Surf, Friends of Kewalo Basin Park Assoc., Anuenue Canoe Club, Kailua Canoe Club, Leeward Kai Canoe Club, Waikiki Beachboys, Hawaiian Sailing Canoe Assoc., Hui O Hee Nalu (Da Hui), Surfnewsnetwork.com, 596-SURF, Heavy Water Magazine, Liveable Hawaii Kai Hui, and over 350K surfriders and other ocean users of which many have signed our petition; we would like to present the following request for your consideration in a parking plan for the Ala Wai Recreational Boat Harbor.

We are all recreational users who access this ocean shoreline and surf sites through the Ala Wai Recreational Boat Harbor and have been using the parking area for many years.

The proposed plan is endorsed by these organizations and is workable with a minimum cost and management to the State. We therefore humbly request your acceptance:

PLAN: FREE PARKING FOR ALL OCEAN RECREATIONAL USERS

- 1) Keep all (549) existing free public parking stalls FREE for all ocean and beach recreational users only.**
- 2) Post signage around the free parking areas stating that the "FREE PARKING IS FOR OCEAN RECREATIONAL USERS ONLY." (Similar to City and County Park Signs)**
- 3) Close the "Heli-Pad" area from the hours of 10:00 PM - 4:00 AM daily. Have signs stating the area will be closed during these hours. (Similar to City and County Signs)**

DEFINITION OF OCEAN RECREATIONAL USER:

"Any person/s that accesses the ocean and shoreline for recreational use"

LINDA LINGLE
GOVERNOR OF HAWAII



LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RUSSELL Y. TSUJI
FIRST DEPUTY

KEN C. KAWAHARA
DEPUTY DIRECTOR - WATER

EDWARD R. UNDERWOOD
ADMINISTRATOR

**STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES**

DIVISION OF BOATING AND OCEAN RECREATION
333 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813

Dear Boater:

It is very important that the Department of Land and Natural Resources (DLNR) receive comments from harbor users and tenants who pay into the Boating Special Fund through their mooring fees and actually pay for costs associated with maintaining the Ala Wai Small Boat Harbor (SBH).

Please take a few moments to fill in this survey and return it via mail or turn it in to the Ala Wai Harbor office by Tuesday, May 13, 2008 so your opinions on the subject may be considered as DLNR devises the public parking plan for Ala Wai SBH.

1) How often do you utilize the current parking area on a monthly basis?

1-2 times/mo. ☐ 3-4 times/mo. ☐ 5 or more times/mo. ☐

2) How many vehicles do you currently park in the harbor's permit areas?

None ☐ One ☐ Two ☐ Three ☐ Other ☐

3) How many vehicles do you currently park in the free public parking areas?

None ☐ One ☐ Two ☐ Three ☐ Other ☐

DLNR has been engaged in soliciting comments from interested parties to devise public parking plans for the Ala Wai Small Boat Harbor with the goal of resolving user conflicts for this area. These meetings were held Wednesday, April 9, 16 and 30, 2008.

The department has noted that few boaters attended any of the public information meetings even though the public parking plan for Ala Wai SBH could have a significant impact on harbor users and tenants. The majority of the attendees were ocean recreation users who were most interested in securing free parking at the shoreline.

4) Did you attend any of the meetings held at Jefferson School Cafeteria on April 9, 16, or 30, 2008?

Yes ☐ No ☐

At the first of the public information meetings, a number of ocean recreation users asked that 300 free parking stalls be set aside for public use. This 300-stall total amounts to approximately a third of the total number of stalls available in the entire Ala Wai SBH complex devoted to vehicular parking. At the second meeting, the ocean recreation users rescinded their request and asked for approximately 500 stalls, or 50% of the available parking stalls in the harbor to be set aside as free public parking. At the third meeting, ocean recreation users asked for no change to the current free parking areas for a total of 549 stalls.

EXHIBIT C

Please keep in mind, at this writing there are 511 parking permits issued for the harbor and a total of 966 available parking stalls. With the construction we anticipate in the next few years, additional slips will return to service and those new boaters/tenants will also be eligible for permit parking in the harbor area, further reducing the available stalls.

The more parking is devoted to free public access the less there may be in the future for potential boat owners who will moor at the Ala Wai SBH.

5) Please check the percentage of the harbor area you think is appropriate to set aside for free public parking:

10% (approx. 100 stalls)	_____	40%: (approx. 400 stalls)	_____
20%: (approx. 200 stalls)	_____	50% (approx. 500 stalls)	_____
30% (approx. 300 stalls)	_____	No Change: (549 stalls)	_____
		Other: _____	_____

The department intends to install signs indicating that the free public parking at Ala Wai is only for use by those enjoying the shoreline and ocean for recreational use. The department also plans to have the entire parking area at Ala Wai managed by a parking vendor who will provide continuous, round the clock monitoring of the area to enforce parking rules. To reduce the number of dormant vehicles being left in free public parking areas, the department has suggested closing off the helipad area and towing away any vehicles left in these areas overnight.

6) Would you support the closure of the free parking areas during the approximate hours of 10:00 p.m. to 5:00 a.m. and towing of vehicles left in these areas during prohibited hours?

Yes _____ No _____

The department is most interested in devising an equitable parking plan which respects the contributions of the boaters who pay for maintenance of the harbor and still provides traditional users of this shoreline fair and affordable public parking. We believe the harbor and surrounding facilities should be managed in a way that supports the harbor, its functions and its users.

7) Do you think use of free parking should be limited to a set number of hours? If so, how many hours do you think people should be allowed to park for free?

1-2 hours _____ 2-4 hours _____ 4-6 hours _____ Other: _____ hours

DLNR appreciates the contributions of the community at Ala Wai Small Boat Harbor and encourage all boaters to voice their opinions and views regarding the issues presented in this survey. Thank you for your cooperation. **Mahalo!**

Comments (please attach additional sheets if necessary): _____

SURVEY CONTROL NUMBER: